

TWC/2018/0596

Site of Caravan And Camping Centre, Stadium Way, Hadley, Telford, Shropshire
Erection of 26no. dwellings, pumping station, landscaping, access and associated
works following demolition of existing structures ***AMENDED DESCRIPTION &
AMENDED PLANS RECEIVED***

APPLICANT

, Living Space Housing & Walsall Housing Group

RECEIVED

19/07/2018

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

HADLEY & LEEGOMERY PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE

1.0 SUMMARY RECOMMENDATION

- 1.1 Subject to the receipt of satisfactory Amended Plans it is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to a s.106, Condition(s) and Informative(s).

2.0 SITE AND SURROUNDINGS

- 2.1 The application site extends to approximately 0.56 hectare and is prominently located on the junction of Stadium Way and Britannia Way in the centre of Hadley. Access to the site is positioned to the south-eastern corner of the site off Stadium Way. The site is relatively level with a slight slope downwards in a northerly direction. To the south-western corner of the site is a single-storey sales building with a customer car park in front.
- 2.2 Boundary treatment comprises palisade fencing and barbed wire fencing supported by concrete posts. There are a number of mature trees along the boundaries of the site including the south-eastern corner, either side of the access, which are protected by a group Tree Preservation Order (TPO).
- 2.3 To the west of the site is the Hadley United Services & Village Club where there is a bowling green fronting the Britannia Way. To the east is the Telford Business Centre located at Badhan Court off Castle Street and to the north is the recently developed residential estate known as 'The Nettlefolds.' To the south east is the Gladstone Court development.
- 2.4 Within easy walking distance of the site is a primary school, a convenience store, a public house and a park. The site is also situated within 100 metres from a local bus stop that provide frequent services to the wider area including the town centre where there is a good range of services and facilities including shops, restaurants, pubs and employment opportunities. Hadley District Centre is also located in close proximity, further east along Britannia Way.

3.0 APPLICATION DETAILS

3.1 This application seeks Full Planning Permission for the erection of 26No. dwellings together with landscaping, access, pumping station and associated works following the demolition of existing structures on site.

3.2 This is a fully affordable scheme which consists of a mixture of 2 and 3-bed dwellings within two-storey buildings and 1 and 2 bed apartments within a three-storey building. There is an existing access to the east of the site off Stadium Way which will be used to serve the development.

3.3 The application is accompanied by the following supporting documents:

- Design and Access Statement
- Transport Statement
- Flood Risk Assessment & Drainage Strategy
- Ground Investigation Report
- Ecological Appraisal
- Arboricultural Impact Assessment and Method Statement
- Landscaping Specification

3.4 The application is subject to a Section 106 agreement securing financial contributions towards the following:

- | | |
|-----------------------|----------------|
| - Primary Education | £38,300 |
| - Secondary Education | £17,000 |
| - POS/Children's Play | £10,200 |
| - Affordable Housing | 100% Provision |

4.0 RELEVANT HISTORY

4.1 TWC/2016/1124 - Outline application for the erection of 14No. dwellings with all matters reserved - Outline Granted 16 October 2017

4.2 TWC/2013/0567 - Outline application for the erection of 14No. dwellings with all matters reserved - Outline Granted 15 January 2014

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan:

Telford & Wrekin Local Plan (2011-2031)

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 The Local Planning Authority has undertaken two rounds of public consultation, dated August 2018 and February 2019.

6.2 Local Member & Town/Parish Council Responses:

6.2.1 Hadley & Leegomery Parish Council: Object:

- Principle of development has previously been established through approval of two previous outline permissions for 14 dwellings. The Parish Council considers the two previous schemes were so fundamentally different to the current proposal that the previously approved outline permission should be nullified. Accordingly the principle of development is yet to be established;
- The current application has not adequately demonstrated that access to the site is safe and unimpeded as required by Policy C4 of the TWLP;
- Although parking provision for the number of dwellings is adequate to meet the requirements of the TWLP the provision for visitor parking, including for deliveries is inadequate for a development of 26 dwellings;
- The massing, form, density, orientation and layout of the proposed development constitutes over-development of the site;
- The proposal will result in the felling of a tree that is subject to a Tree Preservation Order (TPO) and the proposed pumping station is to be located in a position which is likely to affect other trees subject to TPO's. Accordingly the proposal does not comply with Policy NE2 of the TWLP.

6.3 Standard Consultation Responses:

6.3.1 Highways: **Support** subject to Condition(s) requiring technical construction details of road and footways and provision of adequate visibility splays and on-site car parking.

6.3.2 Drainage: **Support** subject to Condition(s) requiring a scheme of foul and surface water drainage, SUD's Management Plan and Urban Creep Modelling Allowance.

6.3.3 Ecology: **Support** subject to conditions requiring an ecological mitigation strategy, external lighting plan, works to be carried out in accordance with the Ecological surveys submitted and inclusion of wildlife Informative(s).

6.3.4 Trees: Following submission of the Arboricultural Impact Assessment and Method Statement - **Support** subject to Condition(s) requiring the submission of a tree protection plan, a landscaping plan, landscape management plan to include post planting maintenance and suitable tree protection measures.

6.3.5 Affordable Housing: **Comment** that the proposal will deliver a wholly affordable scheme of 26 dwellings. It is requested that conditions are imposed requiring details of a local lettings plan for the Affordable Housing and a full affordable dwelling schedule.

6.3.6 Education – **No Objection**

Requests financial contributions of £38,300 (primary) and £17,000 (secondary) towards education facilities in the vicinity of the development.

6.3.7 Health Spaces: **No Objection** - requests financial contributions of £10,200 towards upgrading of nearby recreational facilities.

6.3.8 Urban Design: **Support** subject to Condition(s) requiring approval of finishing materials

6.3.9 Shropshire Fire Service: **Comment** – include Fire Authority Informative.

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 Following two rounds of public consultation 1 letter of objection has been received raising the following concerns:

- Adverse impact on local highway network/traffic;
- Pollution from noise and dust.

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Design and Layout
- Highways and Access
- Drainage
- Trees and Ecology Issues
- Planning Obligations

8.2 Principle of Development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.2.1 The Development Plan sets out a strategic approach to the delivery of housing in the Borough with TWLP Local Plan Policy SP1 identifying the Telford Urban Area as the primary focus for housing and employment development over the plan period. Policy HO1 of the Plan sets out the housing requirement it considers necessary to meet the development needs of Telford & Wrekin over the period until 2031. Meanwhile, Policy SP4 seeks to ensure that development is sustainable by balancing economic, social and environmental objectives.

8.2.2 In this instance, the application site comprises a 0.56 hectare parcel land which has benefitted from two previous Outline Planning Permissions in 2014 and 2016 for the development of up to 14No. dwellings. The latter permission remains extant and therefore the principle of residential development on this site has already been established.

8.2.3 Taking the above in to consideration the application site is considered to be sustainably located amongst other well-established residential developments and with good connections to the wider area. The Local Planning Authority considers this site remains suitable for residential development subject to the consideration of any technical constraints.

8.3 Design and Layout

8.3.1 The site is currently served by an existing vehicular access to the east off Stadium Way. The layout of the development has largely been dictated by the position of the access point, a group of Trees subject to a TPO to the eastern portion of the site and its active frontage along Britannia Way to the north. Whilst it is noted that the Parish Council's comments suggest the proposal is cramped and overdeveloped, Officers consider that at 45 dwellings per hectare, the proposal would compare favourably with the development to the north known as 'The Nettlefolds' which has a density of over 50 dwellings per hectare, and would not therefore be out of keeping with the wider surrounding area.

8.3.2 The majority of the semi-detached and terraced houses will be provided to the southern half of the site and arranged broadly around a central parking courtyard. The design of the proposed dwellings include a number of traditional features such as stone window heads and sills, corbelling detail with finishing materials to comprise red facing brick and rendered gables. Rear gardens will be between 8 and 10 metres in length and considered commensurate with the size of the dwellings proposed.

8.3.3 Meanwhile, the proposed three-storey apartment building to be located to the northern end of the site will be reflective of other three storey buildings situated along Britannia Way. The building will comprise feature double height bay windows and similar traditional detailing as included in the design of the new houses. Details for a communal bin store and cycle storage have also been submitted.

8.3.4 Officers have given due consideration to the potential impact of the proposed development on the living conditions of nearby neighbouring properties, in particular those to the south at 'Gladstone Court' and to the north at 'The Nettlefolds'. There will be a minimum separation distance of 21 metres between the proposed apartment block and the existing residential development on the opposite site of Britannia Way ('The Nettlefolds'). Meanwhile a separation distance of approximately 16.5 metres is currently proposed between Plot No's. 4-7 and the rear elevations of the neighbouring properties to the south on 'Gladstone Court.' Officers consider this separation distance to be below that which would typically be expected, and, in the

interests of neighbouring amenity, Officers have requested that the Applicant submit an Amended Site Layout Plan increasing this separation distance by a minimum of 2 metres by repositioning Plot No's. 4-7 further away from the southern boundary. An Amended Site Plan will be submitted in due course and Members will be provided a copy of the plan prior to the Committee Meeting.

- 8.3.5 Therefore, subject to receipt of the Amended Plan as agreed with the applicant, Officers consider the separation distances between existing and proposed developments to be acceptable and further Conditions shall be imposed to ensure adequate boundary treatments and landscaping. Whilst materials will be subject to Conditions, Officers are satisfied that the proposed layout, scale and design of the proposed development is of a high quality, responds to its surroundings and will respect the character and appearance of the area, satisfying the requirements of TWLP Policy BE1.

8.4 Highways and Access

- 8.4.1 The proposed development will utilise an existing access which is located to the east of the site off Stadium Way and officers consider this to be the most appropriate solution. The concerns of the Parish Council (PC) with regards to highway safety are noted. Amongst other issues, the PC considers that the application has not adequately demonstrated that access to the site is safe and unimpeded as required by Policy C4 of the TWLP and that there is inadequate communal parking provision as required by Policy C5 of the plan.
- 8.4.2 A Transport Assessment (produced by 'Banners Gate Highways and Transportation') has been submitted in support of the application. The report confirms that there is adequate parking provision with 41 car parking spaces being provided in accordance with the guidance of the TWLP. The report continues that traffic generation would be approximately 15 trips (two-way) at peak times. A total of 11 departures in the morning peak hour would be distributed north and south on Stadium Way which has a good safety record and spare capacity. The report concludes that the traffic generated from the proposed development would have a negligible impact on the local road network.
- 8.4.3 The proposal will also deliver localised benefits through the provision of a continuous footway along Stadium Way. A new section of footway will be added to the west side of the carriageway to connect with footways at the roundabout to the south. This will deliver a more convenient and safer pedestrian environment, improving connectivity to the local Hadley Centre. The Applicant is aware that all off-site highway works will need to be agreed and secured via Legal Agreement with the Local Highway Authority (LHA).
- 8.4.4 The site benefits from good connectivity to the surrounding area by way of footpath links, cycle and bus routes and proximity to Wellington and Telford Town Centres where railway stations are located. There are two bus stops in close proximity to the site offering frequent connections to Wellington and Telford Town Centres. The closest is located approximately 100 metres to the

south on High Street and a second some 150 metres to the east on Castle Street.

- 8.4.5 Highways Officers have assessed the proposal and are satisfied that it meets the relevant standards in terms of layout, turning areas, carriageway width and parking requirements. The development will provide a total of 41 parking spaces which is in accordance with the parking guidance set out in the Local Plan. Swept path analysis plans have been submitted to demonstrate that the site can be served by a large refuse vehicle.
- 8.4.6 To summarise, Officers are satisfied that the proposal meets the requirements of Local Plan Policies C3, C4 and C5.

8.5 Drainage

- 8.5.1 The application is accompanied by a Flood Risk Assessment and Drainage Strategy which confirms that the site is not at risk of Fluvial Flood Risk. It is proposed that foul drainage will be conveyed via new gravity sewers prior to connection into the existing Severn Trent Water combined sewer immediately to the east of the site. This will be achieved via the provision of an adoptable foul pumping station.
- 8.5.2 The Council's Drainage Engineer offers support for the development subject to the inclusion of Conditions requiring a Scheme of Foul and Surface Water Drainage, SUD's Management Plan and Urban Creep Modelling Allowance. As such, the proposal complies with Local Plan Policy ER12.

8.6 Trees and Ecology

- 8.6.1 Trees: As part of the development it will be necessary for a common Ash Tree to be removed in order to facilitate the new access road. The Ash Tree is part of a group Tree Preservation Order on the site and the accompanying Arboricultural Impact Assessment confirms that it has 'moderate individual and landscape value.' However, it is also noted that the tree has a number of faults, including possible decay within the main stem, and storm damage throughout the canopy. The report asserts that whilst the removal of a Category 'B' Tree is not ideal, given the comprehensive redevelopment of the site, the loss of one tree is considered acceptable, with mitigation to be provided in the form of replacement planting.
- 8.6.2 All other Protected Trees are to be retained as part of the development proposal and the report confirms that adequate protection can be provided to ensure all trees are protected throughout the development in the form of barriers and/or ground protection. The Council's Tree Officer is offering support for the development subject to the inclusion of Condition(s) requiring the submission of a tree protection plan, a landscaping plan, landscape management plan to include post planting maintenance and suitable Tree Protection measures.

- 8.6.3 Ecology: The application has been accompanied by an Ecological Appraisal by 'RammSanderson Ecology Ltd' (2018) which found the site unlikely to support Great Crested Newts or amphibians. The trees and building on site offered suitable habitat for nesting birds and the report recommends that demolition works and vegetation clearance/tree pruning take place outside of the bird nesting season. All trees within the site were assessed for their potential to support roosting bats however all were deemed to be of negligible suitability. Existing buildings on site have also been surveyed for their potential to support roosting bats however 'very low levels of bat activity' was recorded.
- 8.6.4 The proposal has been considered by the Council's Planning Ecologist who is satisfied that the proposal will not be harmful to protected species or wildlife habitats and raises no objection subject to conditions requiring an ecological mitigation strategy, external lighting plan and works to be carried out in accordance with the recommendations of the accompanying ecological survey.
- 8.6.5 Accordingly, it is considered that the proposal complies with Local Plan Policies NE1 and NE2.

8.7 **Planning Obligations**

- 8.7.1 The proposed development meets the requirement to provide the following contributions:
- 8.7.2 Education: Local Plan Policy COM1 recognises that new housing development will generate additional demands upon existing levels of education provision. The application meets the trigger to provide a financial contribution of £55,300 towards education facilities in the vicinity of the development. £38,300 will go towards primary education facilities and £17,000 will go towards Secondary Education Facilities.
- 8.7.3 Children's Play/Recreation: Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of Public Open Space (POS). The Council's Healthy Spaces Officer has confirmed the application generates a contribution of £10,200 towards the upgrade of a local play area.
- 8.7.4 Affordable Housing: Local Plan Policy HO5 requires that residential developments provide affordable housing at 25% within the Telford area. The application proposes a mix of 2 and 3-bed houses and 1 and 2-bed apartments, all of which will be made available as Affordable Housing Units.
- 8.7.5 The applicant has confirmed there are no viability issues and they are able to meet the contribution requirements set out above in full.
- 8.7.6 In determining the required Planning Obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

8.7.7 In addition account has to be taken of the changes to the CIL Regulations in April 2015 that now restrict the 'pooling' of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contributions required for this application meet the relevant tests. The above obligations will be secured by a s.106 agreement attached to the planning permission.

9.0 CONCLUSIONS

9.1 The application site is located within the urban boundary of Telford & Wrekin and within an established residential area. The site benefits from two previous outline planning permissions in 2014 and 2016 with the latter consent remaining extant. Accordingly the principle of residential development on this site has already been established.

9.2 The proposal has been designed to a high standard using a mixed palette of materials, has been laid out satisfactorily and can be accommodated by the surrounding highways network. The proposal will not adversely affect European Protected Species or wildlife habitats and enhancement can be provided through conditions. The proposal generates the requirement for financial contributions towards play area provision and education and the scheme will deliver 26 new dwellings allocated for Affordable Housing.

9.3 There are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of conditions. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10.0 RECOMMENDATION

10.1 Based on the conclusions above and subject to receipt of satisfactory Amended Plans the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to
 - Primary Education contribution of £38,300
 - Secondary Education contribution of £17,000

- Children's Play/Recreation contribution of £10,200
- Affordable Housing to be provided at 100% Provision

B) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s)

Time Limit – Full

Material Samples

Construction Detail New Roads

Off-site Highway Works – Footpath

Foul and Surface Water Drainage

SUD's Management Plan

Urban Creep Modelling Allowance

Landscaping Design

Landscape Management Plan

Site Environmental Management Plan

Tree Protection

Tree – Post-planting Maintenance

Tree – Method Statement

Tree - Soil Levels

Parking, Loading, Unloading and Turning

Visibility Splays

Works in Accordance with Ecology survey

Ecology Mitigation Strategy

External Lighting Plan

Local Lettings Plan

Approved Plans

Removal of Permitted Development Rights